



# The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-366-5433

**CASE NUMBER:** PD16-9  
**DATE:** May 12, 2016  
**TO:** Interested Neighbors  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of Special Use for a Bar, Lounge or Tavern

**APPLICANT:** Joseph R. Nelson  
Nelson Holdings, L.L.C.  
1430 West Lindsey Street  
2  
**LOCATION:**  
**WARD:**

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a proposal to grant Special Use for a Bar, Lounge or Tavern. This property is currently zoned C-2, General Commercial District. This will not require a change to the underlying zoning.

Please join us for a Pre-Development discussion of this proposal on Thursday, May 26, 2016 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

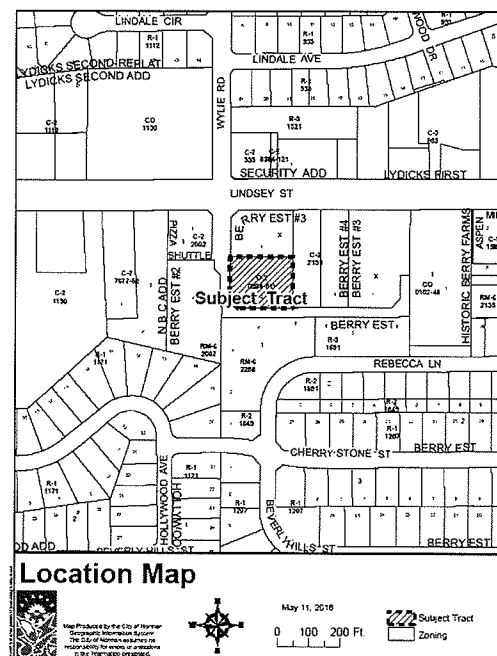
*This applicant has filed a concurrent application for Planning Commission consideration of this project at their June 9, 2016 meeting. You will also be receiving notice of that meeting in the near future.*

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Joseph Nelson, (405) 915-8800 any time. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP





# Application for Pre-Development Informational Meeting

Case No. PD 16-9

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT/LAND OWNER</b> Joseph R Nelson Nelson Holdings, LLC	<b>ADDRESS</b> 1430 West Lindsey St Norman, OK 73069
<b>EMAIL ADDRESS</b> jr@nelsonholdings.us	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Joseph R Nelson (405) 915-8800 <b>BEST TIME TO CALL:</b> Any time

☒ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located Lindsey St + South on Wyllie Road. 10,950 Sq Ft Building - Requesting a Special Use Permit in order to move Club & install 5K Sq Ft. Billiards Hall

and containing approximately .74 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

.74 Acres - Requesting Special Use Permit on the entire .74 Acres in order to sell mixed beverage, strong beer + wine -  
Putting in a 5K Sq Ft Billiards Hall -  
Moving Club - shrinking the size to 2400 Sq Ft.  
Also add 650 Sq Ft. Patio outside  
Remain Building use is for retail - a hair salon is proposed.

This proposed development will necessitate (check all that apply):

- ☐ 2025 Plan Amendment    ☐ Growth Boundary  
☐ Land Use  
☐ Transportation  
☐ Rezoning to \_\_\_\_\_ District(s)  
☒ Special Use for Bar, Lounge or Tavern  
☐ Preliminary Plat \_\_\_\_\_ (Plat Name)  
☐ Norman Rural Certificate of Survey (COS)  
☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description  
☒ Radius Map  
☒ Certified Ownership List  
☒ Written description of project  
☒ Preliminary Development Map  
☐ Greenbelt Enhancement Statement  
☒ Filing fee of \$125.00

Current Zoning: C-2, General Commercial  
 Current Plan Designation: Commercial

Concurrent Planning Commission Review Requested: ☒

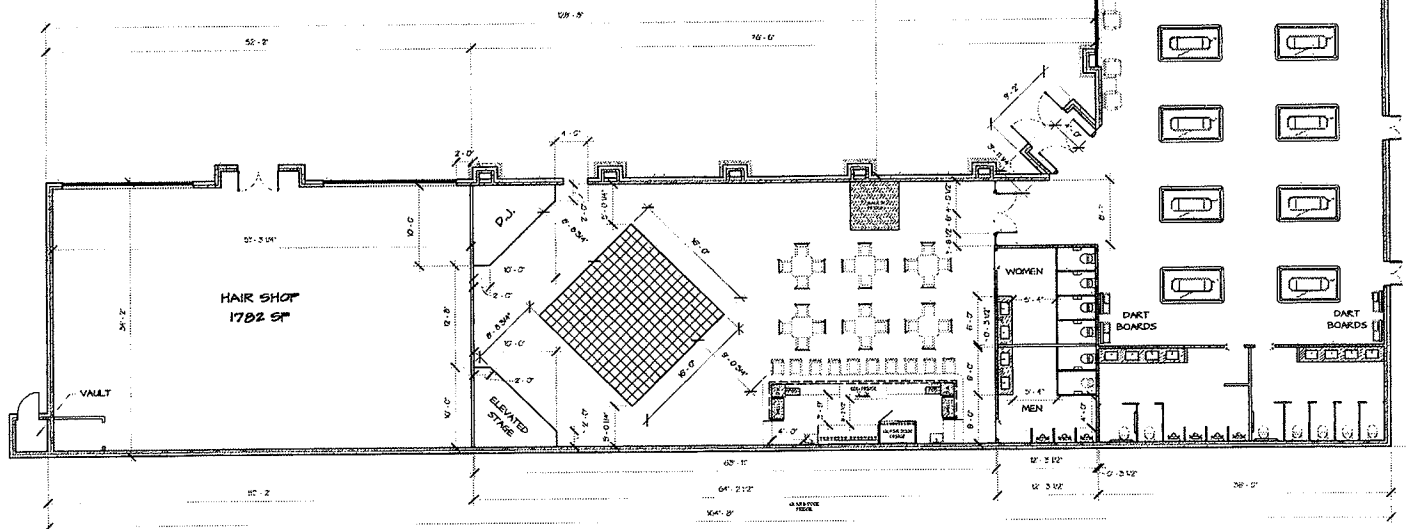
Received on:

5-9-16  
 at 1:30 a.m./p.m.  
 by mt




$$1/4^{\circ} = 15^{\circ}$$


TOTAL AREA:  
10813 SF


$$1/\theta^* \approx 1 - \theta^*$$